



**Cecile Mirch**  
Chairperson

Phone (518) 270-4619  
Fax (518) 270-4642

**Zoning Board of Appeals**

**NOTICE OF PUBLIC HEARING**

**Harry Tutunjian**  
Mayor

Phone (518) 270-4401  
Fax (518) 270-4609

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at 6:00 P.M. on **Thursday, June 23, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**Minor Area Variance**

**ZB2005-0048** Minor Area Variance to allow excessive height related to a proposal to construct a 3 bay residential garage at 20 Desson Avenue, off Spring, an R-2 Zone District. Applicant is Raymond Coonrad, 20 Desson Ave. Troy, NY 12180.

**Major Area Variance**

**ZB2005-0042** Major Area Variance to allow off-street parking deficiency related to a proposal to open a salon day spa in the first floor space, a warehouse in the rear addition and an office and residence above at 599 Second Avenue, at 116<sup>th</sup>, a B-2 Zone District. Applicant is Michael Karam PO Box 1230, Latham NY 12210.

**ZB2005-0046** Major Area Variance to allow front setback deficiency related to a proposal to construct an addition to an existing residence at 95 New Turnpike Road, near the city line, an R-1 Zone District. Applicant is Ronald & Sheila Duchene, 95 New Turnpike Rd. Troy, NY 12182.

**ZB2005-0047** Major Area Variance to waiver of parking material related to a proposal to construct a driveway at 15 Parkview Court, an R-2 Zone District. Applicant is Anthony Barker 15 Parkview Ct. Troy, NY 12180.

**Special Use Permit**

**ZB2005-0045** Special Use Permit to allow conversion of a residence into an office use at 83 Thirteenth Street, at College, an R-3 Zone District. Applicant is RPI, 110 Eighth Street, Troy, NY 12180.

**Use Variance**

**ZB2005-0039** Use Variance to allow expansion of an existing trailer in a trailer park at 1002 Second Avenue, north of 126<sup>th</sup> St. Applicant is Mason Troy Properties and Arthur Hamel Jr. Lot #48, 1002 Second Ave, Troy NY 12182.

**ZB2005-0044** Use Variance to allow the replacement of a trailer and addition of two new trailers at an existing trailer park site at 589 First Avenue, at 116<sup>th</sup> St, an R-2 Zone District. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, 12603.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Cecile Mirch, Chairperson